QUEENS REAL ESTATE

CITY REAL ESTATE

Twelve-Story Apartment at

Smaller Flathouses Sold

Investors Purchase Buildings on the East Side

apartment at the northwest corner of Broadway and Ninety-second Street, has been sold for a syndicate composed of Isidor Zimmer, Samuel Resnick and

has been sold for a syndicate composed of Isidor Zimmer, Samuel Resnick and Frank Locker, to a tenants' copartnership now being formed through Sharp & Co. and Jerome Monheimer.

The syndicate to take over the property will be known as the 251 West Ninety-second Street, Inc. A certificate of incorporation has been forwarded to Albany. The following are some of the members who have acquired an interest in the property: M. Miller, A. W. Gilmore, A. Manheim, Dr. W. W. Paimer, M. H. Ullman, John Schnitlein, W. A. Pollack and Oscar Quinto. M. S. and I. S. Isaacs, attorneys, are acting for the tenants, and Frank Locker represented the sellers.

The Roxborough has accommodations for fifty-seven families and contains seven stores. The structure has a frontage of 130.4 feet along Broadway and 125 feet on Ninety-second Street. The sellers have been asking \$1,250,000 for the property.

Buying on East Side

Buying on East Side Rebecca Harrison sold to Nathan Levine the five-story flat 225 East Seventy-third Street, 25x102.2. The Galway Realty Company resold the two five-story flats 9-11 East 112th Street, 50x100.11, to Jacob Hoff. Other West Side Sales

Other West Side Sales

Henry W. Baird sold to Scoville E.

Law the five-story flat 165 West
Eightieth Street, 31x100.

Katie Kohl sold to Louis Schramm
the four-story front and three-story
rear houses 425-27 West Twenty-sixth
Street, 50x98.9.

The Alsten Holding Company sold
to Benjamin B. Engel the five-story
spartment 541 West 150th Street, 50x

99.11.

James E. Barry sold for Theodore

James E. Barry sold for Theodore Burke the five-story apartment with stores at 61 Audubon Avenue, 25x95, near 168th Street. Deal in Roosevelt Street

Raphael Miroslawsky sold to Frank Santoro the six-story tenement with stores 90-92 Roosevelt Street, 40x62.6.

Big Telephone Exchange For West 73d Street

Contract Awarded for Construc-

tion of Building Estimated
to Cost \$1,000,000

The New York Telephone Company
has awarded the general contract for
constructing a new telephone building
to cost approximately \$1,000,000, to be
erected at 121 to 139 West Seventythird Streat according to Brown's cerected at 121 to 139 West Seventythird Street, according to Brown's
Letters, Inc., Construction Reports.
The building will be of brick and
stone exterior, from plans and specifications by McKenzie, Voorhees &
Gmelin, 1123 Broadway. Contract for
the general construction has been
awarded to the Tide Water Building
Company, 16 East Thirty-third Street.
The Illustrated News has awarded
to Wharton Greene & Co. the general
contract for alterations to the building
at 22 Murray Street and 25 Park Place.
Plans and specifications were prepared
by Starrett & Van Vleck, 8 West
Fortieth Street. The alteration will
cost \$125,000.
From plans prepared by Ebling Mag-

Plans and specifications were prepared by Starrett & Van Vleck, 8 West Fortieth Street. The alteration will cost \$125,000.

From plans prepared by Ebling Magnusen & Kleinert, 52 Vanderbilt Avenue, the Sherman Square Construction Company has been awarded the general contract to erect a new factory building on the southwest corner of Fifty-sixth Street and Avenue A. The building will be built for the Peter Doelger Brewing Company, Inc., 407

East Fifty-fifth Street.

The alteration will be successful to sold for Mrs. John J. Graham her country estate on the east side of the Jericho-Oyster Bay Road at Jericho, L. I., consisting of forty-six acres, with frame house, stables, garage, etc., to a well known New York banker. The property was held for sale at \$70,000.

The buyer will remodel and enlarge the house.

Henry A. Rogers, of the Wheatley Hills Real Estate Corporation, also reports the sale for Mrs. Thalia W. Millett her country estate on the east side of the Jericho-Oyster Bay Road at Jericho, L. I., consisting of forty-six acres, with frame house, stables, garage, etc., to a well known New York banker. The property was held for sale at \$70,000.

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mark, Put Up at Auction

Last Year

The old Westminster Church property in West Twenty-third Street, a Chelsea landmark, sold in foreciosure proceedings last November, has just been transferred to the trustees of the Presbytery of New York. It was conveyed subject to a mortgage of \$72,000 by the West Twenty-third Street Holding Company, said to represent a group of old parishioners, who bid it in at \$112,000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$12000 at the auction sale conducted by Henry Brady. The property is at \$10000 at the auction sale conducted by Henry Brady. The property is at \$10000 at the auction sale conducted by Henry Brady. The property is at \$10000 at the auction sale conducted by Henry Brady. The property is at \$10000 at the auction sale conducted by Henry Brady. The property is at \$10000 at the auction sale conducted by Henry Brady. The property is at \$10000 at the auction sale for the dwelling at \$10000 at the auction of the dwelling at \$10000 at the auction sale for the foreign sale up to satisfy a mortgage judgment of \$65.05) and interest, obtained by the Emigrant Industrial Savings Bank.

600 Hempstead Park Lots To Be Auctioned This Week

An opportunity to buy building sites in Hempstead Park, Hempstead, L. I., at auction prices, will be given next Saturday, when the holdings of the estate of Mary E. Davis, comprising 600 lots, will be disposed of at auction. E. 7. Archer, of Jamaica, who will auction the property, says that buyers may secure plots of from three to nine lots for home sites on liberal terms. He says that it is an executor's sale, and says that it is an executor's sale, and the property must be sold. The sale will start at 1 p/m. on the premises.

Will Convert 72d Street

Dwelling into Suites
Hobbs leased for Mrs. H.
to Frank Paterno for ears the four-story dwellst Seventy-second Street,

Stanton C., where Trifling Known Trifling
10 20—Westchester and Trinity Avs. the Bronx; fence, owner un. known Trifling
10 25—565 W. 128th st.; unknown Trifling Slawson & Hobbs leased for Mrs. H. H. Vreeland to Frank Paterno for twenty-one years the four-story dwelling 239 West Seventy-second Street, 53:102... The lessee will make extensive alternative of the state of the sive alterations and convert the prem-ises into apartments of two and three feems.

To Take Over Grand Concourse

Plot for Synagogue Site
Jewsh residents in the West Bronx
and organized the Concourse Center of
small Congregation to purchase the
smelling, 50x179, on the west side of
Grand Concourse and Boulevard, extending through to Creston Avenue 200
South of Field Place, for \$25,000.

The Data Service of the Station of the Stat

Take Building in 65th Street samuel H. Martin has leased to Katemi Oni the four-story building at 16 West Sixty-fifth Street, for Bolton at

Home Buyers Out in Many Sections of Bronx

row Weary in Hunt for Places to Rent, So Become Their Own Landlord

Own Landlord
Frank Schulbert sold to Nathan Kaskel 2130 Hughes Avenue, a two-story dwelling, 16.6x85.5.
Joseph Struthers sold to James J. O'Brien the two-story dwelling at 344
East 136th Street, 17.6x100.
Santiani B. Cristafi sold to Sadie Leventative Ownership Plan
maller Flathouses Sold
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Joseph Struthers sold to James J.
O'Brien the two-story dwelling at 344
East 136th Street, 17.6x100.
Santiani B. Cristafi sold to Sadie Leventation 1981 Crotona Avenue, a three-story dwelling, 16.8x100.
Hudson P. Rose purchased from the Rooney estate the two-family houses 787 and 759 East 133d Street.
Abraham Berman sold to Samuel Fox 1685 Weeks Avenue, northwest corner of 173d Street, a three-story dwelling, 16x855.
Fannie B. Gardner sold to Thomas F.

ings on the East Side and in Heights Section

The Roxborough, a twelve-story apartment at the northwest corner of Broadway and Ninety-second Street, has been sold for a syndicate composed

Insurance Company Disposes of Long Held Loft Building

Speculator Takes Over Lower 5th Avenue Struc- SEE IT BEFORE OCT. 1ST ture in Which Many Leases Will Expire Soon

Charles Galewski has bought from the United States Life Insurance Company the eleven-story fireproof loft and office building at 99-101 Fifth Avenue, adjoining the northeast corner of Seventeenth Street, on a plot 60x100. Practically all the leases on the building expire in February. A. H. Landley negotiated the sale. Tenants Buy Monroe Street Realty

Pierce Brennan sold the five-story Monroe Street, 50x100, to G. Martine and Pappas Bros., tenants.

Louis Schrag sold for Cora B. Hunt the four-story building 131 West Twenty-first Street, on lot 23x98.9, to a client.

Houses Harder to Obtain

Trading in This Class of Realty

Off Yesterday

Ennis & Sinnott sold to Edith
Andrews, the three-story dwelling at
123 West Seventy-eighth Street, 16x
102.2. Pease & Elliman were the

Albert J. Rooney, of the Wood-Dolson Company, Inc., with Chris Volzing & Son, sold for Catherine Daly the three-story-and-basement dwelling 103 Hamilton Place, 16.6x67, to Alna Hamilton

Hamilton Place, 16.6x67, to Alna Haacha.

J. F. Maxwell sold for the Edgemere-Harriman Bungalow Corporation to Ennis & Sinnott the four-story-and-basement dwelling, 1720 St. Nicholas Avenue, 18.6x100.

D. G. Beuick sold to Elizabeth and Thomas E. Boylan, the three-story dwelling 28 West 129th Street, 17.6x 99.11.

Hudson P. Rose bought from the

Hudson P. Rose bought from the Groden estate the dwelling at 240 West BUILDING FOR SALE, 125 Pearl St., N. 136th Street.

Pass to New Owners

Banker Acquires Graham Prop-erty at Jericho; Brookville

Wheatley Hills Real Estate Corpora-tion sold for Mrs. John J. Graham her

Doelger Brewing Company, Inc., 407

East Fifty-fifth Street.

Old Westminster Church

Saved by Parishioners

Piping Rock Club, consisting of sixty acres, with a large modern brick and stucco house containing twenty-five rooms and eight baths. The purchaser is a lawyer and a client of Kenneth Ives & Co. The property was held at \$260,000.

New Jersey

In ACRES, 12-room new residence, every improvement, several outhouses, fruits and berries, implements, stock; unsurpassed location, views, Cedar Grove, near Little Falls, Caldwell and Montclair; price \$27,000.

GEORGE F. ARCHER,

Street, sold recently.

Henry H. Allen is the buyer of the dwelling at 53 West Eighty-fifth Street, sold recently.

Mary A. Butler is the purchaser of the dwelling at 260 West 113th Street.

Sarah Shapiro is the purchaser of the flat at 511 West 131st Street.

Tenant Buys Yonkers Home Thomas S. Burke sold for S. H. Thayer to Joseph A. Moore the dwelling 75 Hawthorne Avenue, Yonkers. Mr. Moore has occupied the premises for several years.

Fire Record

A M.
5:50-148 Suffolk St.; Sadie Shodel Slight
P. M.
2:25-212 East 51st St.; owner un
Known Triffing
2:55-306 East 55th St.; Patrick
Mulligan Mulligan
3:00-10 West 44th St.; S. Kepfier Triffing
Engliwood

REAL ESTATE-SALE OR RENT

Westchester

LOFT for rent in lower Manhattan. Suitable office or light manufacturing, about 2,509 aq. ft.; long lease. Inquire E. B. Ericksen, or J. P. Cody, \$85 Hendrig St., Brooklyn. Telephone Glenmore \$701.

BROADWAY, 487, cor. Broome st.—Fine light store with large basement; immediate possession. F. J. GUILFOYLE & CO., 167 Broadway. Cortland: 7475.

BROOKLYN REAL ESTATE See These First

17th Street, 8th and 9th Avenues, one family. 12th Street, near 6th Ave., one family; \$1,500 cash.
22d Street, near 5th Ave., 2 family; \$1,250 cash. 4,200 4,250 11th Street, near 4th Ave., one family. 6,500 12th Street, near 8th Ave. 7,000 10th Street, near 6th Avenue, 2 family. 7,000 Union Street, near 6th Ave., 1 family; \$2,000 cash. 7,700 10,000

Carroll Street, near 7th Ave., one family. 8th Street, 7th and 8th Ave. one family \$3,500 cash. First Street, near 6th Ave., one family. 12,000 JUST A FEW of OUR SPECIALS \$4,000 MANY \$50,000 FRANK C. SAUTER AGENCY Phone South 257

\$3 SQUARE FOOT BUYS own business corner building, near ferries and terminal, Brooklyn, nt; possession soon; 6,700 feet; paid. Elliott, owner, 154 Nassau. 2685

BRONK REAL ESTATE 3-Family Frame House

oms and bath each floor; rent of two s pays expenses; price only \$10,500; CLARENCE DAVIES, 149th st. & 3d av. NEW JERSEY REAL ESTATE



\$2,250 SECURES TITLE, balance on easy term mortgages, which what you now waste in rent will pay off in a few years. The nouse has 6 fine rooms, tiled bath, hardwood loors, electric light, steam heat and is completely decotated. The grounds contain over 1-3 of an acre. The neighborhood is refined and genteel; all city conveniences and country advantages for comfortable living are wailable. Bathing and boating available. Splendid elevation—no mosquitoes. IT IS WORTH INVESTIGATING NOW. Write or plendid elevation—no mosquitoes. IT IS ORTH INVESTIGATING NOW. Write or none P. D. WORCESTER, Suite 1312, 168 roadway, N. Y. C. Tel. 1470 Cortlandt.

PLAINFIELD, N. J. Attractive new home on large plot; six comfortable rooms, bath; oak fleors, verands; steam heat; gas klichen; neighbors of character; near R. R. sta. Immediate possession, \$1,500. Balance \$5,000 on mtg. Rm. 218. Babcock Bdg., Plainfield. Ph. 2693.

ENGLEWOOD Real Estate Houses for Sale H. Weatherby & Co., Englewood, N. J.

REAL ESTATE WANTED

Wanted Immediately Romaine Brown Co.

299 Madison Ave., New York City. Tel. Murray Hill 1481.

REAL ESTATE—SALE OR RENT Manhattan

A GOOD, new attractive house, \$1,500 cash secures deed of possession; say "good-by" to the profiteering landlord; own this beautiful 6-room house, stam heat, electricity, gas, hardwood floots; a city dwelling with front and bac'y yard. Garage and driveway space. Fice \$8,750, 15-year mise. Pay like rent. Telephone without delay Flatbush \$260.

ENGLISH VILLA of 7 rooms, 1 bath; corner plot, 100x194 feet; going for two-thirds value, must sell; want \$3,000 cash, balance on mortgages; near Montclair; elevation 860 feet; beautiful section, refined neighborhood, strictly residential; move in October 1, can provide moving facilities QUICK, box 56, New York Tribune, New ments. L 663 Tribune.

LAKEWOOD, N. J.-12 miles from LAKEWOOD, near water front; two newly built bungalows, suitable for summer or winter, all conveniences, delightful atmosphere, good fishing and boating. Address OWNER, Lock Box 460, Toma, River, N. J.

Modern house, 8 rooms, tiled bath, oak floors, hot water heat, copper screens and leaders, storm windows and porch, 2-car garage, only 5 mins either to Penna or Central R. R. Exp. Sta Self for \$12,500 account leaving city. J. J. Schwartz, 12 Elmwood Pl. Elizabeth.

APARTMENTS TO LET-FURNISHED Manhattan

FIFTH AVE., between 49th and 59th sta.

-Furnished apartment, parlor, bedroom and bath; elevator and maid's service; to subjet till October lat, rent reasonable. Apply Mias Weiner. Phone Murray Hill, 6385. 68TH ST., EAST-Seven rooms in refined taste: two master bedrooms, maid's room, three baths; immediate occupancy. Telephone Rhinefander 2100.

FOR RENT—Deskroom, preferably insur-ance or similar line; use of telephone. Apply Room 705, 105 West 48th. 197TH ST., \$22 WEST—One, two and three rooms, bath and kitchenette. Apply on premises

WESTCHESTER COUNTY REAL ESTATE

ARTISTIC HOMES **NEW ROCHELLE**

On Rockland Place-Rochelle Heights Just completed, thoroughly wellconstructed houses, Colonial and English in design, some with garages, located in exclusive residential section. Planned for easy housekeeping; contain 7 and 8 rooms and 3 baths; laundry and toilet in basement, hot water heat, beautiful polished floors throughout. Prices \$22,000 to \$28,000.

> W. D. HUNTER, 33 Railroad Avenue, New Rochelle, N. Y.

Apply on Premises or

MT. VERNON, N. Y. 10 ROOMS, 3 BATHS, sun porch, billiard room, hardwood floors, vapor heat, embodying the latest improvements; plot 75x115; near station. Cuzzi Bros., 209 Fifth ave.

el. 2322 Mt. Vernon. HOLLOW TILE, STUCCO, 8 elegant large nome, 3 baths, standing shower, parquet oors: open, closed and sleeping porches. larement ave., near East Lincoln ave., OPPOSITE CHESTER HILL PARK-S

OPPOSITE CHESTER HILL PARK—3 rooms, 2 tiled baths, up to the minute; corner plot, 115x110; garage, Mr. Just, 425 Bway, Tel. 2061 Wadsworth, N. Y. City, COLONIAL FRAME DWELLING, six large rooms, tiled bath, open freplace, restricted location; large plot; garage; 318,000; terms, Tichhorne, 54 Mt. Vernon ave. Tel. 3443.

8 ROOMS AND BATH, sun porch, parquet floors, steam heat, all improvementa; garage; 317,500. Extert Const. Co., 39 Claremont ave., or corn Dell and Prospect aves. Tel. 3510 Mt. Vernon.

BEST MTREET IN TOWN—13 rooms, all impls; garage for 2 cars; plot 75x125; possession immediately. Owner, W. T. Diefendorf, 252 Summit ave., Mt. Vernon.

EVERYBODY KNOWS The Woods of Larchmont

as one of the CHOICEST, FAIREST & HEALTHIEST HOME LOCATIONS NEAR THE SOUND HOME LOCATIONS NEAR THE SOUND We have several beautiful build-ing plots that we will sell cheap for quick sale, to close out the balance of our holdings. Jos. Lambden & Son Inc. 56 Lawton St. Tel. 302. New Ro-St. Tel. 302. New Ro-chelle, N. Y.

WESTCHESTER COUNTY SPECIALISTS





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NEW HOUSE-ON PLOT 40x100 **FULLY IMPROVED STREETS**

8 ROOMS-\$14,500 OPERATORS ASSOCIATES, INC., Parsons Ave.-Hyacinth Place, Flushing.

HOME SEEKERS 10 Rooms-2 Baths **NEW HOUSE**

Operators Associates, Inc. Parsons Ave.-Hyacinth Place, Flushing.

SPECIAL BARGAIN ROOMS-PLOT 50 x 100 EASY TERMS Operators Associates Inc., Parsons Ave.—Hyacinth Place, Flushing.

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LOFTS TO LET

Corner Building, 401 West 13th St.
4th Floor 100x100, 5th Floor 50x100,
tound Floor 50x100,
LOADING PLATFORM,
250-pound thors, Large elevators,
DUROSS CO., 155 West 14th St.

HIGH CLASS OFFICE SPACE To lease from October first; 1,150 square feet, unobstructed exposure, corner thirteenth floor Emmett Building, Madison Avenue and 29th Street; \$3.00 per square foot, including light and Janitor service laquire Standard Paint Company, Woolworth Building

BANKING SPACE

UNFURNISHED APARTMENTS TO LET

FURDHAM HEIGHTS JUST COMPLETED

Open for inspection 3-4-5 ROOM APTS. Similar to Park Ave. Apartment Houses

LARGE, LIGHT & AIRY with every conceivable improvement. Kingsbridge Rd. & Morris Ave. 1 Block from Poe and St. James Parks I Block west of Grand Concourse One block from Kingsbridge Station of the Jeroine Ave. Subway and the Sixth and Mith Ave. L. Six blocks to University Heights Station of N. Y. C. R. R.

On Fordham Road. Moderate Rentals. Agent on Premises

IDEAL APARTMENTS BLOCK FRONT 1565-1575 Grand Concourse, Cor. 173d St. 4-5 Beautiful Rooms

Ready for Occupancy

With Every Conceivable Improvement Large Foyers

3 Blocks East of Jerome Ave. and Lexington Ave. Sub. Station 6th and 9th Ave. Elevated at Belmont Street

Moderate Rental, Agent on Premises

74TH ST., 104 EAST,

NEAR PARK AVE.

Two rooms and bath and kitchenstte to lease unfurnished, from Oct. 1. E. FRANKLIN, \$38 1st Ave. Vanderbill 4298.

QUEENS REAL ESTATE

JACKSON HEIGHTS

and the Housing Situation WO things are becoming apparent in the housing situation-first-a tremendous

shortage in housing facilities, which has produced drastic legislative action to prevent wholesale evictions-and second-the scarcity of new home building, with great uncertainty as to what, if any, legislative action may be expected to improve it.

It is apparent to everyone that more houses are the only permanent solution and that most of the legislation passed at Albany is simply attempting to postpone the crisis in the hopes that some means may be found to increase the production of homes and apartments.

There are four great obstacles in the way to the production of more homes:

1—Shortage of labor.

2-Shortage of material.

3-Scarcity of loanable funds. 4—Competition of the great commercial construction now going on in New York and

Until these four factors are dealt with the overcrowding discomfort and the increasing rentals are bound to continue, and as far as one

can judge at present these conditions are liable

to continue for a long time. To the man who wants present comfort and peace of mind for the future of his home there is offered an opportunity at Jackson Heights which merits his careful consideration.

Jackson Heights is the place where cooperative ownership was first started following the War and where it has received its largest single application, and where there are now more cooperative apartments than in any other single

A limited number of new, four, five and six room housekeeping suites, in ultra-modern, garden apartment houses, are available now, under the Jackson Heights Plan of Tenant Ownership to selected tenants.

> The Queensboro Corporation Manhattan Office: 50 East 42d St.

To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. Station (office opposite station), 22 minutes from 42d St.

UNFURNISHED APARTMENTS TO LET UNFURNISHED APARTMENTS TO LET



100% CO-OPERATIVE Kew Bacdens Apartments

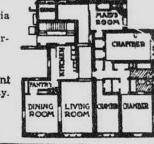
The finest apartment house ever erected outside Marhattan; equals in all respects the best Park Av. standards. our-story elevator buildi ful country setting. Built 1918; priced at one-third less than reproduction cost.

Five years' rental buys an apartment. 7 Rooms and 3 Baths

6 Rooms and 2 Baths 4 Rooms and Bath 2 Rooms and Bath

Every apartment in a separate wing; planned like a separate house. Only 16 minutes from Pennsylvania Station. (All night train service.) Floor plans, booklet and full information on request.

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1 West 34th Street, New York City.
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Office at Kew Gardens.
Station Platform.
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Highest Type Elevator Apartments 835 Riverside Drive

North of 158th St. and 5 Rooms

> Now ready for Occupancy Apply Agent on Premises

JUST COMPLETED SELECT Aparaments Location FORDHAM HEIGHTS

With Every Conceivable Improvement Grand Concourse & Fordham Road 3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station. 6th and 9th Ave. Elevated At Fordham Road. Select tenants only.

3-4 ROOMS

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Phone Intervale 2110.

HOTEL ROYALTON 44 WEST 44 ST. Bachelor Apartment 2 ROOMS AND BATH 4 ROOMS AND BATH

10th floor, Pantry, Outside Bal-cony, Southern, Eastern and Western Exposure.

Rooms without Bath Furnished or Unfurnished the rooms, to lease from Oct. 1st Apartments shown any time. Hotel Service & Restaurant

-Botel" Manhattan Square
50-58 WEST 77th STREET
Facing Museum of Natural History
2 ROOMS & BATH—\$1600 up
3 ROOMS & BATH—\$2100 up Ownership Management

WE have a very wide selection of furnished apartments and dwellings in exclusive locations for rent-some that have never before been offered.

Make Your Selection Now

CITY REAL ESTATE

APARTMENTS and dwellings with exquisite interiors —panelled walls—attractive hangings and palatial enter-taining rooms. Suites from the cosy home-like one consisting of two masters bedrooms to the larger ones of seven masters bedrooms, each with its individual bath.

Furnished Apartments and Dwellings

Our list is much more complete now than it will be as the demand exceeds the supply.

WE also have some very desirable houses, in advantageous locations, with possession. It is cheaper to own than to rent especially on account of the income tax.

For particulars apply to.

340 MADISON AVENUE

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LARGEST MERCANTILE FLOORS

(Applications for 25,000 sq. ft. or more considered) MODERN FIREPROOF BUILDING

STORES 6,000 to 35,000 Sq. Ft. BASEMENT 10,000 to 75,000 Sq. Ft. CROSS&BROWN

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REAL ESTATE AT AUCTION

NEW YORK CITY

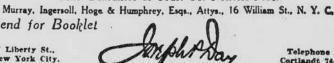
Ideal for an

Institution or WATERFRONT Absolute Auction Sale

> Area by Tax Maps About 114 Acres. With Old Mansion and Outbuildings.

Between Throgs Neck and Clason's Point Thursday, Sept. 30, 1920

Send for Booklet



Telephone Cortlandt 744

117 West 58th Street. 81st St. Cor. Central Park West. 2-3-4 ROOMS 1 and 2 Baths

IMMEDIATE POSSESSION

MANHATTAN REAL ESTATE

NEAR 5TH AVE. in the East 50s

tire house, adapted for business g term lease. Particulars apply DOUGLAS GIBBONS & CO. 6 East 45th St. Tel. Vanderbilt 525.

REAL ESTATE 21 Liberty Street

FREDR & CO.
14 W. 49th St. a George L. O'Hare

HES! Business Property

GAILLARD REALTY CO. BROOKLYN, QUEENS and LONG ISLAND

1:4: QUEENS GARDENS Why pay \$150 per mo, rent when it is possible to own one of these beautiful Colonial cottages at an expense of \$50. Easiest terms. Jefferson ave., Queens Village. Write Egelhof & Mansfield, Inc., \$43 9th Ave., Astoria.

SPRINGFIELD "MAKE MONEY WITH SCHABEHORN"
Buy Springfield, Queens County, New York
City, lots for \$250 to \$450 each.

W. H. SCHABEHORN. Opposite Station. Phone Springfield 1817. DOUGLAS MANOR THE IDEAL suburban home on North Shore; 22 minutes Penn. Station; some bargains in houses and plots.

J. HART WELCH Douglaston. Phone Bayeide \$11. ROCKVILLE CENTRE SACRIFICE-13 beautiful homes

Development

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Estate of Augustus Zerega, Dec'd. LOUISA A. BARNARD, EXECUTRIX Known As Old Ferry Point, Bronx

at Noon, in Exchange Salesroom, 14 Vesey St. Title Guarantee & Trust Co. Policies Free.

67 Liberty St., New York City

APARTMENTS TO LET APARTMENTS TO LET

Hotel Beresford Hotel Sevillia

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Established 1852 HoraceS. Elv&Co.

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FACTORIES Any Size Anywhere For Sale or to Lease Apartments & Business Property 489 5th Avenue Tel. 5092 Vanderbils NEW LISTINGS SOLICITED. Bus Estab. 1796.



MALVERNE HOMES of unusual distinction, 5 to 8

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